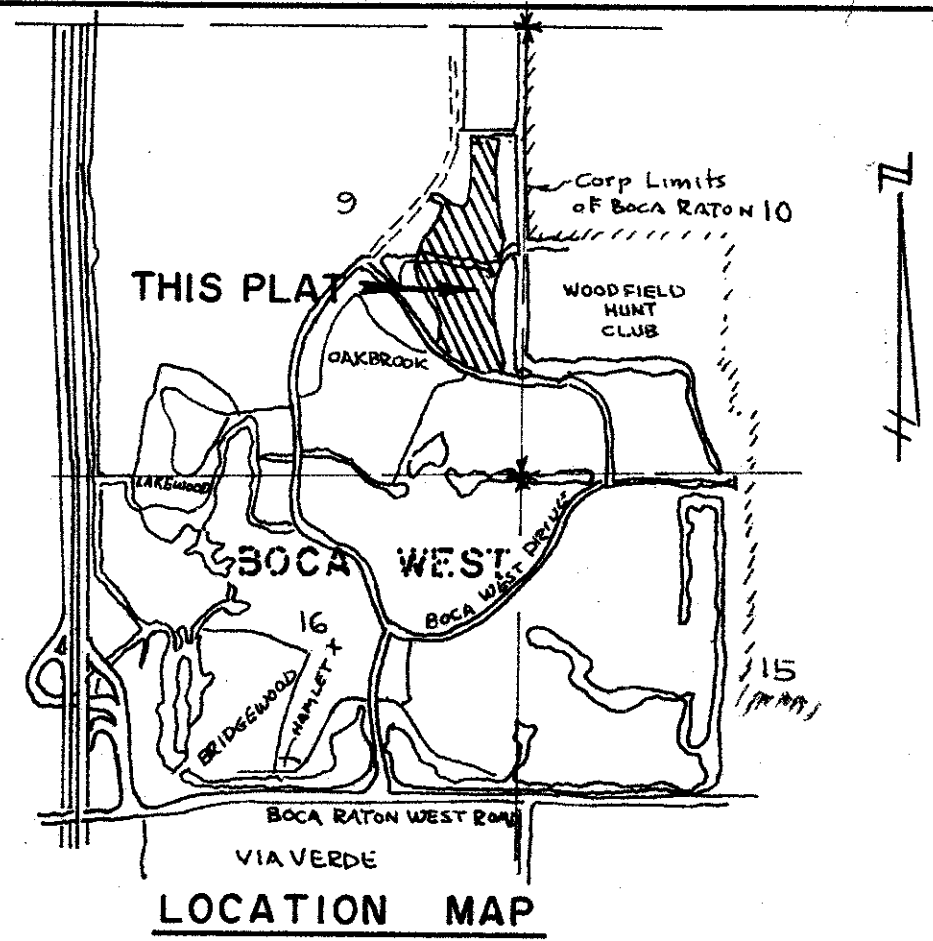


# PEPPERTREE OF BOCA WEST

P.U.D.  
IN PART OF SECTION 9, TWP. 47 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JUNE 1978



120

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_ M.  
this \_\_\_\_\_ day of \_\_\_\_\_, 1978,  
and duly recorded in Plat Book No. \_\_\_\_\_  
on page \_\_\_\_\_  
JOHN B. DUNKLE, Clerk Circuit Court  
By \_\_\_\_\_ D.C.

## DESCRIPTION

A Parcel of land lying in part of Section 9, Township 47 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at the Northeast Corner of said Section 9; thence S.01°04'39"E. along the East Line of said Section 9, a distance of 1336.85 feet; thence S.89°51'22"W. along the South Line of the Northeast Quarter of said Section 9, a distance of 282.34 feet to the POINT OF BEGINNING of this Description; thence S.01°33'21"W., a distance of 333.65 feet; thence S.02°39'05"W., a distance of 206.02 feet; thence S.06°30'11"E., a distance of 218.69 feet; thence S.18°54'33"E., a distance of 185.40 feet; thence S.10°39'41"E., a distance of 186.85 feet; thence S.37°30'19"E., a distance of 50.82 feet; thence S.13°15'53"W., a distance of 186.07 feet to a point on the North Line of the Southeast Quarter of said Section 9; said point lying S.89°42'10"W., a distance of 218.40 feet from the Northeast Corner of the Southeast Quarter of said Section 9; thence continue S.13°15'53"W., a distance of 410.92 feet; thence S.08°55'13"W., a distance of 98.51 feet; thence S.04°11'15"E., a distance of 167.40 feet; thence S.18°05'40"E., a distance of 226.14 feet; thence S.14°29'36"E., a distance of 221.92 feet; thence S.09°26'55"E., a distance of 314.00 feet to a point, said point being on the arc of a curve concave to the northeast having a radius of 1399.40 feet and a central angle of 43°36'27" and whose tangent at this point bears S.88°11'10"E.; thence westerly and northwesterly along the arc of said curve, being the Northerly Line of BOCA WEST-BOCA WEST DRIVE-P.U.D. as recorded in Plat Book 34, Pages 134 through 138, inclusive, shown on Sheet No. 4, Public Records of Palm Beach County, Florida, a distance of 1065.08 feet; thence N.50°41'21"E., making an angle with the tangent to the last described curve, measured from northwest to northeast, of 95°16'04"; a distance of 127.80 feet; thence N.21°19'42"E., a distance of 78.76 feet; thence N.11°31'44"W., a distance of 94.29 feet; thence N.27°20'51"W., a distance of 222.32 feet; thence N.26°17'50"W., a distance of 383.17 feet; thence N.36°58'22"W., a distance of 150.24 feet; thence N.32°29'45"W., a distance of 77.64 feet; thence N.28°32'55"E., a distance of 9.10 feet to a point on the South Line of the Northeast Quarter of said Section 9; thence continue N.28°32'55"E., a distance of 201.66 feet; thence N.27°03'31"E., a distance of 300.50 feet; thence N.33°19'48"E., a distance of 282.33 feet; thence N.47°30'00"W., a distance of 82.12 feet; thence N.33°19'48"E., a distance of 34.71 feet; thence N.44°33'36"E., a distance of 9.19 feet to the beginning of a curve concave to the northwest having a radius of 1527.64 feet and a central angle of 04°27'34"; thence northeasterly along the arc of said curve, a distance of 118.90 feet; thence S.03°41'59"E., making an angle with the tangent to the last described curve, measured from northeast to south, of 136° 11' 59", a distance of 34.61 feet; thence S.47°30'00"E., parallel with and 80 feet northeast of, a previously described course, a distance of 92.36 feet; thence S.30°48'03"E., a distance of 52.20 feet to a point on a curve concave to the southwest having a radius of 265.34 feet and a central angle of 06°18'02" and whose tangent at this point bears N.47°30'00"W.; thence southeasterly along the arc of said curve, a distance of 29.18 feet; thence S.69°12'50"E. along a line making an angle with the tangent to the last described curve, measured from northwest to east, of 151°59'08", a distance of 62.14 feet; thence N.78°18'07"E., a distance of 105.99 feet; thence N.27°58'47"E., a distance of 125.67 feet; thence N.01°44'22"E., a distance of 205.10 feet; thence N.05°42'43"E., a distance of 361.69 feet to the said South Line of the Northeast Quarter of the Northeast Quarter; thence N.89°51'22"E. along said South Line, a distance of 314.39 feet to the POINT OF BEGINNING.

Containing 45.22 Acres, more or Less.

## NOTE

No area shown hereon or on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Planning, Building and Zoning Department of Palm Beach County as "Open Space", including without limitation, golf courses, lakes, roads and streets, is dedicated to the use of the public, and Arvida Corporation hereby reserves to itself, its successors and assigns, the right and obligation, to convey or dedicate to existing or future maintenance or homeowners associations, relating to all of Boca West or to a particular area thereof, legally constituted in accordance with Planned Unit Development Addition to the Palm Beach County Zoning Resolution, for the uses and purposes set forth in Maintenance Covenants for BOCA WEST recorded in Official Record Book 2057, Page 112, Palm Beach County Records, as the may, from time to time, be amended; which Maintenance Covenants are incorporated in and made a part hereto by reference. Those areas shown hereon, if any, and on the Master Plan of BOCA RATON WEST or otherwise designated in any document or instrument on file in the Palm Beach County Planning, Building and Zoning Department as "Open Space", not hereby dedicated to the public or to be conveyed to existing or future maintenance or homeowners associations of, or otherwise dedicated to the use of homeowners in, BOCA WEST, including, without limitation, the golf courses and facilities related thereto, shall be and perpetually remain, "Open Space" within the P.U.D. Addition to the Palm Beach County Zoning Ordinance, and shall not be improved or used in any manner not permitted thereby Arvida Corporation reserves to itself, its successors and assigns, the right to subdivide, hold, develop, encumber, and dispose of, all or any portions of this Plat.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that ARVIDA CORPORATION, a Delaware Corporation, owner of the land shown hereon, being part of the land shown and described on the Master Plan of "BOCA RATON WEST", a Planned Unit Development on file in the Planning, Building and Zoning Department of Palm Beach County has caused the land shown hereon to be surveyed, subdivided and platted as PEPPERTREE OF BOCA WEST, P.U.D., being more particularly described to the left under description and hereby dedicate as follows: Easements for the construction and maintenance of water, sewage, electrical, drainage, telephone, telecommunication, gas and other public utility services, if any, under the surface of the areas reserved herein for such utility services, are hereby granted to the respective holders, their successors and assigns, of the several rights, privileges and/or franchises for construction and maintenance of the same. All Streets shown hereon and Access Easements are for private road purposes, utilities and drainage. Parcels H, J, K and G, and Landscape Easements as shown are for the uses and purposes set forth in the Maintenance Covenants for BOCA WEST recorded in Official Record Book 2057, Page 112, Palm Beach County Public Records. As they may, from time to time, be amended; which maintenance covenants are incorporated in and made part hereto by reference.  
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its Assistant Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 18th day of July, 1978.

ARVIDA CORPORATION, a Delaware Corporation  
Attest: William J. Drury Assistant Secretary By: Norman A. Cortese Vice President

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared NORMAN A. CORTESE and WILLIAM J. DRURY, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the above named ARVIDA CORPORATION, a Delaware Corporation, and severally acknowledged to and before me that they executed such instrument as Vice President and Assistant Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority; and that said instrument is the free act and deed of said Corporation.  
WITNESS my hand and official seal, this 18th day of July, 1978.

Grace M. Wells  
Notary Public  
State of Florida at large

My Commission expires: October 31, 1981

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This is to certify that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for required improvements, and that the survey data complies with all requirements of Chapter 177, Part I, Florida Statutes as Amended, and Ordinance 73-4 of Palm Beach County, Florida.

William G. Wallace, Jr.  
Professional Land Surveyor  
Florida Registration No. 2283  
Date: August 10, 1978

THIS INSTRUMENT WAS PREPARED BY  
WILLIAM G. WALLACE, JR.  
2019 Okeechobee Boulevard  
West Palm Beach, Florida

35/120  
0214-325

## APPROVALS

### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 19th day of Sept., 1978.

By: Peggy B. Evatt  
Peggy B. Evatt - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: Therese B. Jennings  
Deputy Clerk

### COUNTY ENGINEER

This plat is hereby approved for record, this 19th day of September, 1978.

By: H.F. Kahler  
H.F. Kahler - County Engineer

## LAND USE

Residential Area - Parcels A, B, C, D, & E	34.34 Acres.
Open Space - Parcels F, G, H, J, & K	10.88 Acres.
Total Area	45.22 Acres.
Number of Units	206 Units
Dwelling Units per Acre	4.6 Units

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an Attorney at Law and a member of the Florida Bar, licensed and practicing in Florida, and that in my opinion (1) apparent record title to the lands described and shown hereon is vested in ARVIDA CORPORATION, a Delaware Corporation, and (2) all taxes assessed and levied upon said land prior to 1978 have been paid, and (3) said lands are not encumbered by the lien of any mortgage.

H. William Walker, Jr.  
H. William Walker, Jr. - Dated 6-27-78

PEPPERTREE

## NOTES

All bearings shown hereon are relative to an assumed meridian use throughout Boca West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

- denotes Permanent Reference Monument.
- denotes Permanent Control Point.

H, J and K as shown are Parcels.